



Apartment (EPC Rating:)

**244-248 LOWER HIGH STREET,
WATFORD, WD17 2DB**
Per Month

£1,050 Per

1 Bedroom Apartment located in Watford

ONE BEDROOM GROUND FLOOR RETIREMENT FLAT FOR OVER 60 YEAR OLDS - MINUTES WALK TO WATFORD HIGH STREET, WATFORD FIELDS AND WATFORD HIGH STREET STATION - AVAILABLE NOW!

This recently decorated & partially refurbished retirement flat is ideally located in the heart of Watford, offering a safe, well-equipped and welcoming environment for residents aged 60 and over. The development benefits from residents' parking which is on a first come first serve basis (so no guarantee), an on-site warden, well-maintained communal living areas for residents, Guest services and a laundry room, providing comfort, security and convenience throughout.

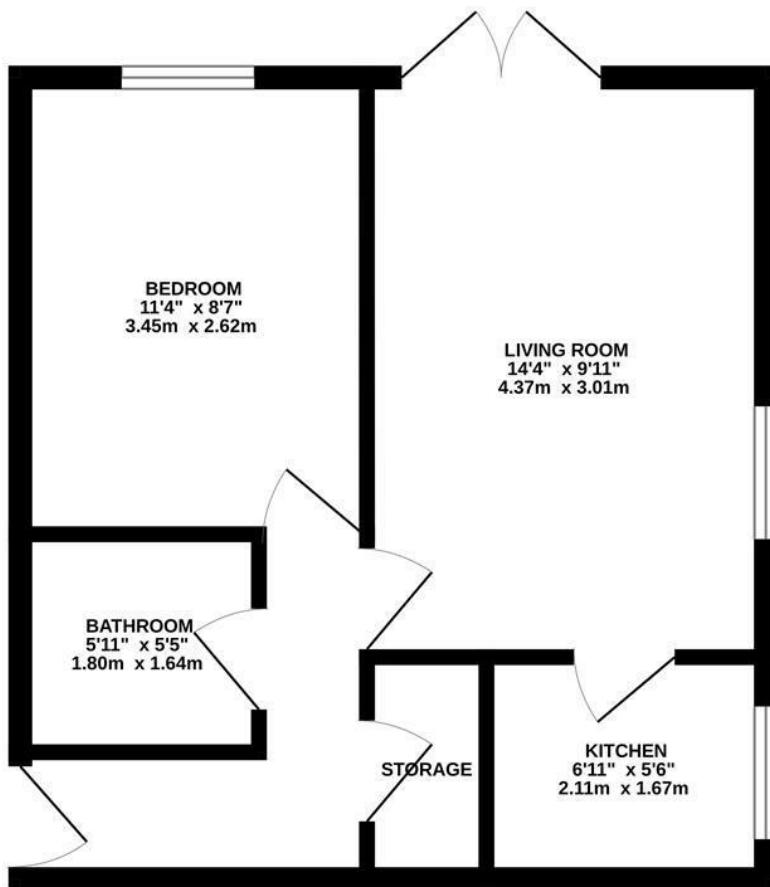
The property is situated on the ground floor and enjoys direct access to a semi-private garden. While the garden is technically communal, it is rarely used, giving the feel of a private outdoor space. Internally, the accommodation comprises a bright living room, a fitted kitchen, a modern wet room and a spacious double bedroom. The property is presented in excellent condition following recent refurbishment and is available immediately.

The location is superb, just a five-minute walk to Watford High Street and Watford High Street Station, with Watford Fields only minutes away, making it ideal for enjoying outdoor walks and summer days.

Resident management staff and Careline alarm service



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

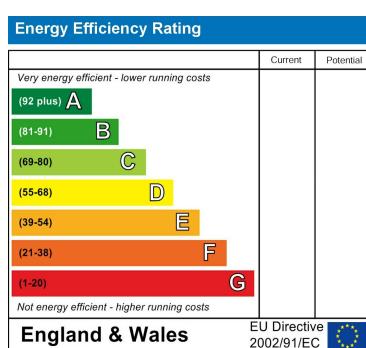


TOTAL FLOOR AREA: 366 sq.ft. (34.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the